

DEPARTMENT OF PLANNING
STAFF REPORT

PLANNING COMMISSION PUBLIC HEARING

DATE OF HEARING: June 18, 2009

CMPT 2008-0018 Leisure World – Roof Antennas

DECISION DEADLINE: July 7, 2009

ELECTION DISTRICT: Broad Run

PROJECT PLANNER: Ginny Rowen

EXECUTIVE SUMMARY

Cricket Communications of Columbia, Maryland, has submitted an application for Commission approval to permit the installation of up to six (6) telecommunication panel antennas, two (2) GPS antennas and associated equipment on the roof of an existing 11-story building in the PD-AAAR (Planned Development-Active-Adult Age-Restricted) zoning district. This application is subject to the Revised 1993 Zoning Ordinance and requires a Commission Permit in accordance with Section 6-1101. The existing 11-story building is situated on a parcel containing approximately 91 acres known as Leisure World (east of Lansdowne Boulevard and north of Woodridge Parkway) at 19635 Cypress Ridge Terrace. The area is governed by the policies of the Revised General Plan and the Strategic Land Use Plan for Telecommunications Facilities, which designate this area for Keynote Employment development.

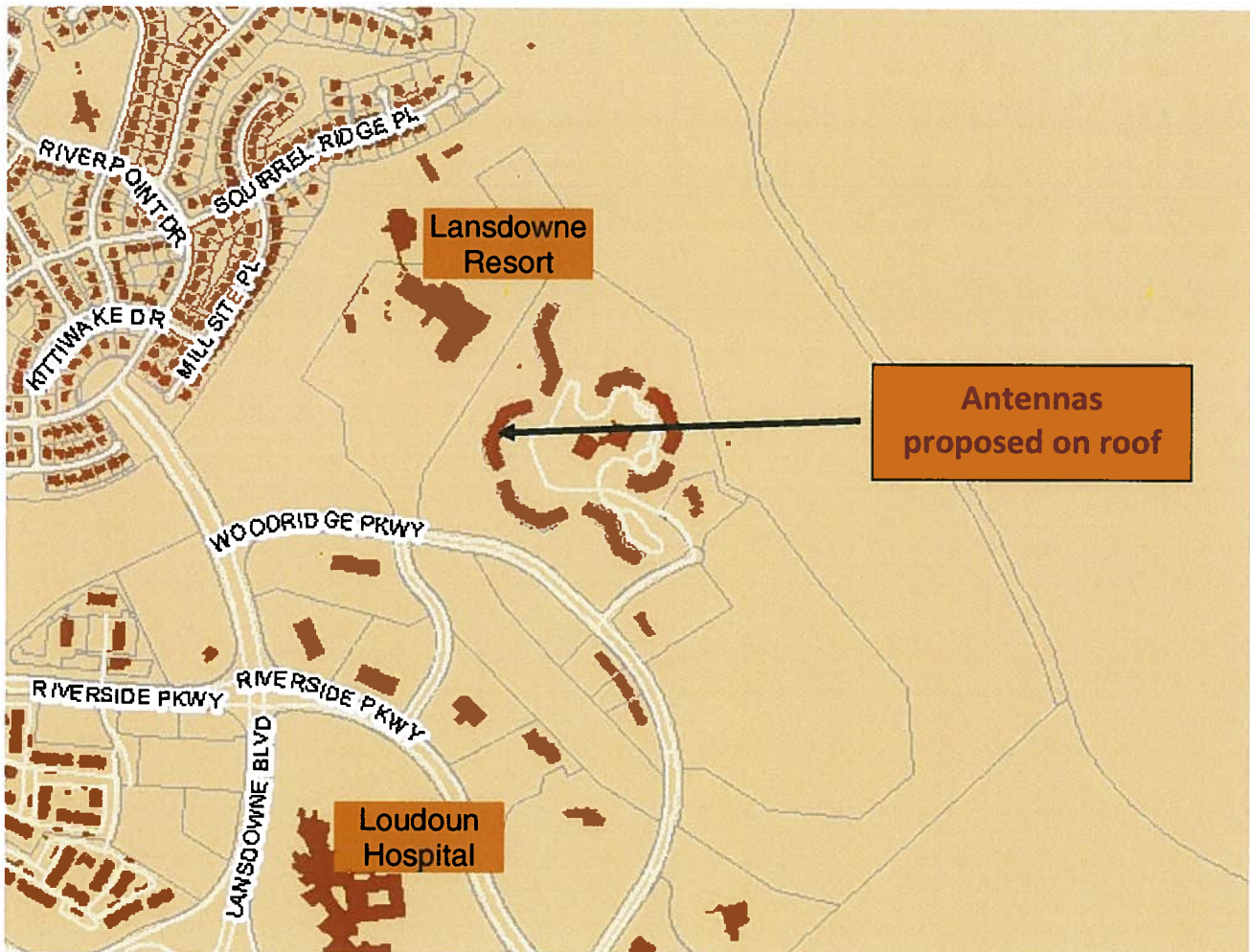
RECOMMENDATION

Staff recommends approval of this application, including the associated Findings in the Staff Report.

SUGGESTED MOTIONS

1. I move that the Planning Commission approve CMPT 2008-0018, Leisure World - Roof Antennas, subject to the plat dated June 6, 2008 revised through April 28, 2009, prepared by Atlantis Group, and with the Findings contained in the June 18, 2009 Staff Report, and forward the application to the Board of Supervisors for ratification. OR
2. I move that the Planning Commission forward CMPT 2008-0018, Leisure World – Roof Antennas to a work session for further discussion. OR
3. I move that the Planning Commission deny CMPT 2008-0018, Leisure World – Roof Antennas, based on the following findings:

VICINITY MAP



Directions: From Leesburg, take Route 7 east to Lansdowne Boulevard. Proceed north on Lansdowne Boulevard to Woodridge Parkway. Make a right onto Woodridge Parkway and proceed to Slatestone Court. Make a left onto Slatestone Court and proceed to Leisure World Terrace. Make a left onto Leisure World Terrace and proceed to the guard house. The proposed antennas will be located on the penthouse of the high-rise building located at 19365 Cypress Ridge Terrace.

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I. APPLICATION INFORMATION

APPLICANT Cricket Communications, Inc.
John Kessler
7100 Columbia Gateway Drive, Suite 120
Columbia, MD 20146
410-365-2840

REPRESENTATIVE Donohue & Blue PLC
Colleen Canovas
801 North Fairfax Street, Suite 209
Alexandria, Virginia 22314
703-549-1123

APPLICANT'S REQUEST Commission Permit to allow up to 6 panel antennas, 2 GPS antennas, and associated equipment on the roof of a high-rise building located at 19365 Cypress Ridge Terrace in Leisure World. This application was accepted on March 16, 2009.

LOCATION Subject site located at 19365 Cypress Ridge Terrace in the western portion of Leisure World.

TAX MAP/PARCEL #s Tax Map Number /62//155A/710/ (PIN# 082-39-9777).

ZONING PD-AAAR (Planned Development – Active Adult Age Restricted)

ACREAGE OF SITE Leisure World area – approximately 91 acres

SURROUNDING ZONING / LAND USES

	ZONING	PRESENT LAND USES
North	PD-AAAR	Residential (Active Adult)
South	PD-AAAR	Residential (Active Adult)
East	PD-AAAR	Residential (Active Adult)
West	PD-OP	Lansdowne Resort

II. SUMMARY OF DISCUSSION

Topic Area	Issues Examined and Status
Comprehensive Plan	<ul style="list-style-type: none"> Consistent with <u>Revised General Plan</u> (Suburban Policy Area) and specifically with the <u>Strategic Land Use Plan for Telecommunications Facilities</u> (Telecommunications Plan) policies. Status: no outstanding issues. Consistent with Location Policy 1 of the Telecommunications Plan supporting rooftop locations to reduce need for additional monopoles and towers. Status: no outstanding issues. Consistent with Visual Impact Policies 2 & 3 of the Telecommunications Plan supporting reduced impacts by painting antennas to match building. Applicant has provided a note on sheet A-3 that antennas will be painted to match penthouse where antennas will be located. Status: no outstanding issues. Consistent with Safety and Health Policy 2 supporting removal of antennas upon cessation of use. The applicant has added a note on sheet A-1 (note # 8) that the antennas and equipment will be removed within 90 days upon cessation of the use. Status: no outstanding issues.
Zoning	<ul style="list-style-type: none"> A Commission Permit is required when a public utility or public service facility is constructed (Section 6-1100 of the <u>Revised 1993 Zoning Ordinance</u>). Status: no outstanding issues. Conforms to additional performance standards contained in Section 5-618(A) of the <u>Revised 1993 Zoning Ordinance</u> for antennas. Status: no outstanding issues. Provides plat note revisions in accordance with staff comments. Status: no outstanding issues.
Proffers – There are no proffers or conditions of approval associated with a Commission Permit. The approved proffers and Concept Development Plan remain in effect for Lansdowne.	

Applicable Policy or Ordinance Section
<u>Revised General Plan</u> - Suburban Policy Area – Ashburn Community
<u>Strategic Land Use Plan for Telecommunications Facilities</u> - Location Policy # 1, Countywide Visual Impacts Policy # 3, Tower and Monopole Design Policy # 2, Safety and Health Policy C-2
<u>Revised 1993 Zoning Ordinance</u> – Section 4-1304(F), Section 5-618(A), Section 6-1100

III. FINDINGS

1. The proposal is consistent with the policies of the Revised General Plan, including the Strategic Land Use Plan for Telecommunications Facilities since the antennas are proposed on the roof of an existing building.
2. The antennas, which are proposed on the roof of an existing high-rise building, are a preferred location.
- 3.) The proposal conforms to the requirements of the Revised 1993 Zoning Ordinance, including the additional performance standards contained in Section 5-618(A).
- 4.) The antennas will be painted to match the existing penthouse.

IV. PROJECT REVIEW

A. CONTEXT

In accordance with Section 6-1100 of the Revised 1993 Zoning Ordinance, a Commission Permit is required when a public utility or public service facility is constructed. A Commission Permit is used to determine if the general location, character and extent of the proposal is in substantial accord with the Comprehensive Plan.

Cricket Communications is requesting a Commission Permit to locate up to six (6) telecommunication panel antennas (measuring 6.7 feet high by 7.7 inches wide), two (2) GPS antennas (measuring 6.5 inches high by 3.1 inches wide), and associated equipment cabinets (measuring 6 feet high and 60 square feet in area) on the roof of Building Number 7 in Leisure World, located at 19365 Cypress Ridge Terrace in Lansdowne. Building Number 7 is an irregular shaped, 11-story, high-rise condominium building which is approximately 128 feet in height and terminates in a series of penthouses and flat roofs with low parapet walls. The proposed telecommunication antennas will be located on the upper penthouse roof of the building and will be attached to the exterior of the parapet wall. The antennas will be painted to match the building and will be visible from the surrounding residential development and the adjoining Lansdowne Resort. The associated equipment cabinets will be located on a platform behind the existing parapet wall and will be screened from view.

The subject site is zoned Planned Development–Active Adult Age Restricted (PD-AAAR) and is governed under the provisions of the Revised 1993 Zoning Ordinance. Telecommunication antennas are permitted by-right on existing structures forty (40) feet in height or greater. The installation of the proposed antennas and associated equipment on the existing building requires no land disturbance activities. Surrounding uses consist of multifamily units within the Leisure World component of Lansdowne to the north and south, the Leisure World recreational clubhouse facilities to the east, and the Lansdowne Resort to the west.

B. SUMMARY OF OUTSTANDING ISSUES

All of the issues identified in the initial referral comments have been addressed on the revised plat. There are no outstanding staff issues with this application.

C. OVERALL ANALYSIS

COMPREHENSIVE PLAN

The site is located in the Ashburn Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan. The Revised General Plan designates this area for Keynote Employment development. The proposed antennas are specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (Telecommunications Plan).

LOCATION POLICIES

To minimize the need for new facilities, Location policy 1 of the Telecommunications Plan specifies that telecommunication antennas be located on existing buildings, towers, monopoles, water tanks, overhead utility transmission lines, and other tall structures whenever possible. The proposed site is considered a preferred location since it uses the height of the existing building to provide improved wireless coverage to the area without requiring the construction of a new tower or monopole (see pictures below).





DESIGN GUIDELINES AND VISUAL IMPACT

Visual impact policies 2 and 3 of the Telecommunications Plan call for design standards to mitigate potential visual impacts of the facilities. The purpose of these policies is to allow telecommunication facilities to blend with the natural and built environment as much as possible. Plan policies provide guidance related to setting, color, lighting, topography, materials, and architecture. Antennas should be neutral in color to blend with the background. Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping, and / or visual screening.

The application includes drawings depicting the proposed location of up to six (6) panel antennas, two (2) GPS antennas and associated equipment cabinets on the roof of an existing residential condominium located in Leisure World. The antennas will be mounted on the parapet wall of the penthouse and will be painted to match the color of the building (see sheet A-3). The associated equipment cabinets will be located on a platform behind the parapet wall and will be completely screened from view. Views of the antennas should be negligible based on their size, color and location on the roof of the existing, high-rise building.

SAFETY AND HEALTH POLICIES

Plan policies state that an applicant or its successors shall remove all unused structures and facilities from a telecommunications site, including towers and monopoles, within 90 days of cessation of the use or the expiration of the lease, whichever occurs first. The site should also be restored as closely as possible to its original condition. The applicant has added notes to this effect on the plat in accordance with staff recommendations (see sheet A-1, note 8).

ZONING

The subject property is zoned Planned Development-Active Adult Age Restricted (PD-AAAR) and is regulated by the Revised 1993 Loudoun County Zoning Ordinance. The Lansdowne property, including the Leisure World component is subject to the proffers associated with ZMAP-1994-0001 and ZCPA-1994-0002. Antennas on existing buildings are permitted per Section 4-1304(F) of the Ordinance if they meet the performance standards found in Section 5-618(A).

The additional performance standards consist of the following:

- Antennas and related equipment are permitted on structures 40 feet or greater in height;
- Antennas and related equipment are permitted in all zoning districts on buildings and structures owned or controlled by a public use or fire / rescue company;
- Antennas and related equipment may exceed the maximum building height limitations;
- Directional or panel antennas shall not exceed 10 feet in height or 2 feet in width and shall be of a material or color which matches the exterior of the building;
- Unmanned equipment shelters may not contain more than 500 square feet of gross floor area and may not exceed 12-feet in height;
- Equipment structures located on a roof may not occupy more than 25% of the roof area;
- No commercial advertising shall be allowed on any antenna;
- Signals or lights or illumination shall not be permitted on any antenna (unless required by State or Federal authorities).

The Commission Permit request meets all of the additional performance standards related to telecommunications antennas. In the initial referral comments, staff requested corrections to the notes on sheets T-1, A-1, and A-3. The applicant has made all of the corrections in accordance with staff recommendations.

There are no outstanding staff issues.

CMPT 2008-0018 –Leisure World - Roof Antennas
PLANNING COMMISSION PUBLIC HEARING
June 18, 2009

V. ATTACHMENTS	PAGE NUMBER
1. Review Agency Comments	
a. Planning Department, Community Planning 4/15/09	A-1
b. Building and Development, Zoning Administration 4/30/09, 4/02/09	A-4
2. Applicant's Statement of Justification – background materials	A-6
3. Applicant's Response to Referral Agency Comments	Revised plat
4. Commission Permit Plat	Included

County of Loudoun
Department of Planning
MEMORANDUM

DATE: April 15, 2009

TO: Ginny Rowen, Project Manager
Land Use Review

FROM: Pat Giglio, Planner
Community Planning

SUBJECT: CMPT 2008-0018, Cricket Communication/Leisure World

BACKGROUND

The applicant, Cricket Communications, is requesting a Commission Permit to locate six (6) telecommunication panel antennas, two (2) GPS antennas and associated equipment cabinets on the roof of Building Number 7 in Leisure World, located at 19365 Cypress Ridge Terrace in Lansdowne. Building Number 7 is an irregular shaped, 11-story, high-rise condominium building which is approximately 128 feet in height and terminates in a series of penthouses and flat roofs with low parapet walls. The proposed telecommunication antennas will be located on the upper penthouse roof of the building and will be attached to the exterior of the parapet wall. The antennas will be painted to match the building and will be visible from the surrounding residential development and adjoining Lansdowne Resort. The associated equipment cabinets will be located on a platform behind the existing parapet wall and will be screened from view.

The subject site is zoned Planned Development-Active Adult/Age Restricted (PD-AAAR) and governed under the provisions of the Revised 1993 Zoning Ordinance. In accordance with the Revised 1993 Zoning Ordinance, a Commission Permit is required when a public utility or public service facility is constructed to determine if the general location, character, and extent of the proposed use is in substantial accord with the Comprehensive Plan. The installation of the proposed antennas and associated equipment on the existing building requires no land disturbance or impact on any aspects of the Green Infrastructure as outlined in the Revised General Plan.

Attachment 1 A

A-1

COMPREHENSIVE PLAN CONFORMANCE

The site is located in the Ashburn Community within the Suburban Policy Area and is governed under the policies of the Revised General Plan (the Plan). The Revised General Plan designates this area for Keynote Employment uses (Revised General Plan, Chapter 7, Planned Land Use Map). The proposed use is specifically governed under the policies of the Strategic Land Use Plan for Telecommunications Facilities (*Telecommunications Plan*).

ANALYSIS

A. LAND USE

Location Policies

To minimize the need for new facilities, the Telecommunications Plan directs that new commercial telecommunication antennas be located on “existing buildings, towers, monopoles, water tanks, overhead utility transmission line structures and other tall structures wherever possible” (*Telecommunications Plan, Countywide Location Policies, Policy 1*). The roof top location of the proposed site is considered a preferred location because it effectively uses the height of the existing building to provide wireless coverage to the area without requiring the construction of a new tower or monopole. The proposed roof top location is consistent with Plan policies and countywide goals to minimize the need for construction of new towers and monopoles (*Telecommunications Plan, Countywide Location Policies, Policy 1*).

Staff finds the proposed site and location of the building-mounted antennas on the existing parapet wall is an appropriate and preferred location as identified by the Plan.

Design Guidelines and Visual Impact

The Telecommunications Plan calls for design standards to mitigate the visual impacts of commercial public telecommunications facilities so as to “blend with the natural and built environment of the surrounding area.” The Plan directs that specific attention be paid to issues pertaining to the setting, color, lighting, topography, materials, and architecture. Antennas and other telecommunication devices should be neutral in color to blend with the background, unless specifically required by the FAA to be painted or lighted otherwise (*Telecommunications Plan, Tower and Monopole Design, Policy 2*). Accessory structures and equipment buildings should also blend with the surrounding environment through the use of appropriate color, texture of materials, scale, landscaping, and visual screening (*Telecommunications Plan, Countywide Visual Impacts, Policy 3*).

The application includes drawings depicting the proposed location of the nine (9) telecommunication antennas, two (2) GPS antennas and associated equipment cabinets on the roof of the existing building. The antennas will be mounted on the parapet wall of the penthouse and will be painted to match the color of the building. The associated telecommunication cabinets and equipment will be

located on a platform behind the parapet wall and screened from views. It is anticipated that the proposed antennas will be visible from different vantage points around the building but based on their size and location on the upper portions of the building and the coloration of the antennas to match the building, views should be negligible.

Staff finds the overall design and visual impact of the proposed installation of telecommunication antennas and associated equipment on the roof of the existing building to be in conformance with the design guidelines for telecommunication facilities.

B. SAFETY AND HEALTH POLICIES

Plan policies state "an applicant or its successors shall remove all unused structures and facilities from a commercial public telecommunications site, including towers and monopolies, within 90 days of cessation of commercial public telecommunications use or the expiration of the lease, whichever occurs first, and the site should be restored as closely as possible to its original condition" (*Telecommunications Plan, Safety and Health Policies, Policy C2*). The applicant in Note #8 (Sheet A-1) has committed to removing the telecommunication equipment after a one (1) year period following cessation of use which is in conflict with Plan policies

Staff recommends that the applicant revise the plat notes (Note #8, Sheet A-1) to ensure removal of the facility following cessation of use within 90 days in conformance with Plan policies.

RECOMMENDATIONS

Staff finds that the application is in conformance with the general location and design policies outlined in the Revised General Plan and Strategic Land Use Plan for Telecommunications Facilities which identifies co-location on existing tall structures as a preferable location for telecommunication antennas. Staff finds the stealth design and visual impact of the proposed installation of telecommunication antennas and associated equipment on the roof of the existing building are in conformance with the design guidelines for telecommunication facilities. Staff recommends that applicant revise the plat notes to ensure that the facility will be removed within 90 days following cessation of use.

Staff recommends approval of the subject Commission Permit.

cc: Julie Pastor, AICP, Planning Director
Cindy Keegan, AICP, Program Manager, Community Planning – via e-mail

COUNTY OF LOUDOUN
MEMORANDUM
DEPARTMENT OF BUILDING AND DEVELOPMENT

DATE: April 30, 2009
TO: Ginny Rowen, Project Manager, Department of Planning
FROM: Theresa M. Stein, Planner, Zoning Administration
CASE NUMBER AND NAME: CMPT 2008-0018, Cricket Antenna at Leisure World,
2nd submission
TAX/MAP PARCEL NUMBER: /62///55A/805/
MCPI: 082-30-6836

Zoning staff has reviewed the second submission materials and found the following outstanding. The applicant may fix the applicable sheets:

1. *Section 5-618(A)(1) permits antenna in all zoning districts on exiting structures that are 40' in height or greater. State the height of the existing building...on the cover sheet for verification purposes.* The MCPI and tax map were provided on the cover sheet (T-1) as requested, however, the height of the building was not provided as per the applicant's response.
2. *Section 5-618(A)(5) limits panel antenna to 20-feet in height and 2- feet in width... Confirm that these restrictions are not exceeded....* There appears to be a typo on sheet A-1 providing the width. Confirm that the width of the antenna is 7.7 inches on sheet A-1...

COUNTY OF LOUDOUN
MEMORANDUM
DEPARTMENT OF BUILDING AND DEVELOPMENT

DATE: April 2, 2009

TO: Ginny Rowen, Project Manager, Department of Planning

FROM: Theresa M. Stein, Planner, Zoning Administration

CASE NUMBER AND NAME: CMPT 2008-0018, Cricket Antenna at Leisure World

TAX/MAP PARCEL NUMBER: /62///55A/805/

MCPI: 082-30-6836

The application is to request a commission permit to install 6 panel antenna and 2 GPS antennas on the rooftop of an existing building in Leisure World, which zoned Planned Development – Active Adult/Age Restricted (PD-AAAR) under the Revised 1993 Loudoun County Zoning Ordinance (Ordinance). Antenna on existing buildings is permitted per Section 4-1304(F) of the Ordinance, if it meets the standards found in Section 5-618(A).

Zoning staff has reviewed the commission permit submission materials in accordance with Section 6-1100 and Section 5-618(A), and offers the following comments:

1. Section 6-1103(A) states that the feature for which approval is being sought, must substantially conform to the Comprehensive Plan. Staff defers to the Planning Department for comment.
2. Section 5-618(A)(1) permits antenna in all zoning districts on exiting structures that are 40' in height or greater. State the height of the existing building, and provide the MCPI and tax map number on the cover sheet for verification purposes.
3. Section 5-618(A)(5) limits panel antenna to 20-feet in height and 2- feet in width and Sec 5-618(4) limits omnidirectional antenna to 20-feet in height or 7-inches in diameter. Confirm that these restrictions are not exceeded with all the proposed antennas.
4. Unmanned equipment shelters may not contain more than 500 sf of gross floor area per user and may not exceed 12-feet in height. State the dimensions of the equipment shelters, or note that they will not exceed the maximum size permitted by Section 5-618(A)(9) of the Ordinance.
5. Equipment structures located on a roof may not occupy more than 25% of the roof area. Confirm on the plan sheets that the maximum roof occupancy contained in Section 5-618(A)(10) is not exceeded.
6. Be advised that a site plan revision (STPR) application and permits will be required if this application is approved.

STATEMENT OF JUSTIFICATION
APPLICATION BY CRICKET COMMUNICATIONS INC
FOR COMMISSION PERMIT REVIEW

Introduction

Cricket Communications Inc. ("Cricket" or "Applicant") is a wireless communications provider licensed to provide service in the Baltimore/Washington/Virginia markets, which includes Loudoun County. Cricket is a new entrant into this market and as such is just starting to build its network in Loudoun County. Pursuant to Section 15.22-2232 of the Code of Virginia, 1950 as amended, Cricket applies for a Commission Permit to allow a telecommunications use by placing telecommunications equipment on the parcel described in the Land Development Application filed with this Statement of Justification.

Proposed Use

Cricket seeks a Commission Permit to allow installation and operation of an unmanned, wireless antenna collocation facility. This facility is designed to be located on an existing rooftop of a building to minimize visual impact and reduce the need for additional new towers. The equipment will be located within the existing equipment compound. Up to 6 antennas and 2 GPS antennas will be mounted as shown on the plans.

Why This Site Was Selected

This proposed facility is critical because it is part of Cricket's initial network build in Loudoun County. Currently, Cricket has no network in Loudoun County. Thus, in order to serve its customers and to comply with its FCC network build out requirements, Cricket has chosen this site. This site was also selected because it allowed Cricket to use an existing tower enabling it to provide service quicker to its customers and to negate the need to build an additional tower or other type of support structure. This site will provide coverage within a one half to one mile radius of the site and will hand off to other proposed sites in Cricket's network.

For commercial wireless service providers, like Cricket, quality of service is the number one concern of the more than 216 million Americans who subscribe to wireless telecommunications services. In order to provide quality service, carriers must develop a network of wireless facilities, all of which must be within a certain proximity to each other. Otherwise, network "dead spots" exist, causing dropped calls or an inability to access the wireless network. In Cricket's case, since it is a new entrant, its customers will only have coverage as wireless facilities are added to its network. This proposed facility will allow Cricket to provide coverage with no adverse impact to the public.

External Impact

The proposed collocation facility will have no impact on air quality, water quality, radiation exposure, light pollution, noise pollution or traffic congestion or circulation.

The proposed antennas emit no noise, light or odors. The facility will typically receive just one or two service/maintenance calls per month so it will have no discernible traffic impact. Cricket is licensed by the FCC and operates its equipment in full compliance with FCC rules and regulations. The antenna and compound equipment is similar to other existing equipment located at the site and will only slightly add to the visual effect of the facility.

Relationship to the Comprehensive Plan and the Zoning Ordinance

1. The Comprehensive Plan. The Strategic Land Use Plan for Telecommunications Facilities (the "Plan") was adopted as part of Loudoun County's Comprehensive Plan in November, 1996. The Plan states that "modern, effective and efficient telecommunications is an essential part of creating an attractive economic development environment". One of the stated purposes of the Plan is to "require collocation of commercial public telecommunications facilities on existing structures". In addition, the Plan states as policy "...ensuring appropriate siting and design and mitigating impacts of telecommunications facilities". Listed among the stated design considerations are those that mitigate visual impact "so as to blend with the natural and built environment of the surrounding area".

The proposed facility is fully responsive to all applicable planning and design considerations. As shown on the accompanying plans, the use of an existing structure allows the proposed facilities to blend into the built environment.

2. The Zoning Ordinance. As provided in Section 5-618 (A)(1) of the Zoning Ordinance, "antennas and related unmanned equipment" are permitted in all zoning districts as a matter of right, subject to design criteria and Commission Permit. The proposed installation meets the design criteria set forth in subsections (A)(3) through (10). As indicated above and in the accompanying plans, the proposal is consistent with the applicable performance standards and design standards:

- The cylindrical antennas and related equipment will all be within the size and height limitations specified in the ordinance. The equipment structures and cabinets will be finished in neutral non-reflective material and will be screened from view from outside the property. There will be no commercial advertising on the site.
- There will be no signals or lights or illumination on any antenna unless required by state, federal or county authorities.

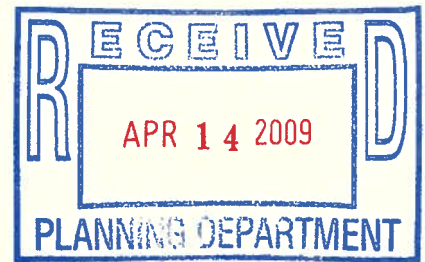
Relationship to Applicant's Network

Cricket is a new entrant in the Baltimore/Washington/Virginia market, having only recently received its FCC licenses to provide service in this area. As such, Cricket is obligated under those licenses to build out its network in an orderly manner to provide coverage to its subscribers. Cricket has no existing network in Loudoun County. In order to begin to build out its network as quickly as possible and in a manner that does

not require unnecessary new towers, Cricket has attempted to collocate its equipment on as many existing structures as are available. This site will allow Cricket to use an existing structure and provide coverage in the area surrounding this site.

Conclusion

The proposal described herein is wholly consistent with the policies and standards for the placement of commercial public telecommunications facilities in the county as set forth in Loudoun County's Comprehensive Plan (Strategic Plan) and the Zoning Ordinance. Cricket's installation will comply with all applicable development and building codes and its proposed use will conform to all ordinances, regulations, adopted standards and conditions. More reliable and comprehensive wireless communications services facilitate commerce, improve public safety and contribute to the general welfare and convenience of all who live, work or travel through Loudoun County. Moreover, the proposed facility will do all of this with a design that is compatible with the environment and at a location that assures the least visual intrusion on the surrounding area. Accordingly, Cricket respectfully requests approval of its Land Development Application for the Commission Permit.



April 13, 2009

Loudoun County Department of Planning and Zoning
Wini Polis, Planner
Land Use Review
Department of Planning
Loudoun County, Virginia
P.O. Box 7000
1 Harrison Street, SE
3rd Floor, Mailstop 62
Leesburg, VA 20177

Re: Proposed Cricket Rooftop collocation at 19365
Cypress Ridge Terrace, Lansdowne, Va 20176

Dear Ms. Polis,

Potomac Ridge at Leisure World has entered into a lease agreement with Cricket Communications for the purpose of installing a wireless communication site on the roof of our building. The decision to enter into this agreement with Cricket was based upon support from the Leisure World Board of Directors, Potomac Ridge Board of Directors and the Lansdowne Conservancy.

Potomac Ridge is pleased to have the opportunity to realize revenue from this installation which we deem to be unobtrusive and in conformance with our facility. As we all experience the challenges in these very difficult economic times, the influx of revenue from Cricket provides a major role in helping us keep the cost of living down for our residents.

Cricket is the first wireless carrier we have approved at our facility. They were willing and able to meet all of our requirements and demands. We look forward to the timely installation of this site so we can begin to receive the direct economic benefits pursuant to our lease.

We strongly support the proposed Cricket installation at our facility, and request that the County approval process be expedited in any way possible.

Sincerely,

Peter A. Thrift, President
Potomac Ridge at Leisure World Board of Directors

Cc: John Kessler, Cricket Communications, Inc.
Supervisor Waters, Loudoun County
Jenny Rowan, Loudoun County
Robin Bailey, Loudoun County

19365 Cypress Ridge Terrace • Lansdowne, Virginia 20176 • 703-723-9666 • Fax: 703-723-3721

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A-10